

COUNCIL REQUEST FOR DECISION

MEETING DATE: April 14, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1219-2025 – Redistricting Woodbend Stage 9 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1219-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 33-49-25-W4 from UR – Urban Reserve to RSD – Residential Standard District, RCD – Residential Compact Development, MUR – Mixed-Use Residential, GR – General Recreation and US – Urban Services. The redistricting will allow for continued residential development in part of the Woodbend neighbourhood as Woodbend Stage 9.

RECOMMENDATION

That Council give Bylaw No. 1219-2025 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1219-2025 proposes to redistrict an area of land in Woodbend to allow for sixty-eight (68) additional residential lots as follows:

- MUR – Mixed-Use Residential
 - o Eighteen (18) standard townhouse lots accommodating a 20' building pocket; and
 - o Six (6) duplex parcels.
- RCD – Residential Compact Development
 - o Nineteen (19) single detached lots for zero lot line homes
- RSD – Residential Standard District
 - o Five (5) single detached lots for standard construction
- GR – General Recreation
 - o One (1) linear park area to form part of the multiway network in the community
- US – Urban Services
 - o Four (4) public utility lots to accommodate existing and new underground services; and
 - o One (1) public utility lot as a small extension of the existing storm water management pond which adjusts lot boundaries within the stage to properly accommodate drainage.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan, as well as Woodbend Outline Plan (OLP) and West Area Structure Plan (ASP). A copy of the land use concept plan from the OLP has been attached to this report for reference.

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ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority gave conditional approval of the subdivision application for Woodbend Stage 9. The redistricting of these lots by Council will be a condition of the subdivision approval, as is entering into a development agreement with the developer of the lands. Until these and all other conditions of the subdivision approval are met, the subdivision will not be endorsed by Administration nor registered at Land Titles.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1219-2025 is scheduled for the regular meeting of Council held April 28, 2025. The bylaw will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

ALTERNATIVES:

That Council amend Bylaw No. 1219-2025.

That Council defeat Bylaw No. 1219-2025.

ATTACHMENTS

1. Bylaw No. 1219-2025
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan (for reference only)
5. Land Use Concept Plan – Woodbend Outline Plan (for reference only)